



# BOARD OF ZONING ADJUSTMENTS

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Draft Agenda

September 11, 2017

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## **MEETING INFORMATION**

### **Location**

#### **City Council Chambers**

1<sup>st</sup> Floor, City Hall  
1300 Perdido Street  
New Orleans, Louisiana

### **Time**

10:00 a.m.

### **Board Members**

Candice M. Forest – Chair

Todd C. James – Vice Chair

Jaime Ramiro Diaz

Alfonso Gonzalez II

Mary Harper Malone

Nikolaus Richard

Michael K. Broussard

The general public cannot speak  
with the members personally.

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The Board of Zoning Adjustments consists of seven citizen members appointed by the Mayor and approved by the City Council. The City Charter grants the Board the power to permit exceptions to or variations from the City's zoning regulations and to hear decision appeals from the Director of the Department of Safety and Permits in accordance with the principles, conditions, and procedures set forth in Article 14 of the City's Comprehensive Zoning Ordinance. The decision made by the Board will be provided in the form of a resolution. The resolution should be produced by **September 21, 2017**.

### General Rules of Order

Robert's Rules of Order govern the conduct of the meeting. Any member of the public may speak on any matter before the Board. If you wish to appear before the Board, please fill out a Speaker Card and place it in the box provided. When you are recognized by the Chairperson, state your name and address and speak directly into the microphone.

### Appeals

Any person or persons, or any officer, department, commission, board, bureau, or any other agency of the City of New Orleans jointly or singularly aggrieved by any decision of the Board of Zoning Adjustments may present to the Civil District Court of the Parish of Orleans, within thirty (30) days after filing of the decision in the office of the Board, a writ of certiorari asking for such relief and under such rules and regulations as are provided for such matters in appropriate legislation of the State of Louisiana.

## **This is the Draft Agenda**

**Should you wish to view an application you may do so online at [onestopapp.nola.gov](http://onestopapp.nola.gov).** The requested waivers are subject to change prior to the hearing. Should you wish to submit comments on any of the matters included in the agenda, you may do so in the following ways:

E-mail – [CPCinfo@nola.gov](mailto:CPCinfo@nola.gov) or the planner listed on the agenda  
Mail – 1300 Perdido Street Room 7W03, New Orleans, Louisiana 70112  
Fax – 504-658-7032

All written correspondence should include the docket number and be made to the attention of the Staff of the Board of Zoning Adjustments. The deadline for public comment is **no later than 5:00 p.m. on the Monday before the meeting.**

**A. Call to Order, Roll Call, Adoption of Minutes, Communications and Reading of Hearing Rules**

**B. Variances – Unfinished Business**

**ITEM 1 – Docket Number: 054-17**

**Applicant or Agent:** Misty Suri, Charles M. Oliver  
**Property Location:** 1414 Calhoun Street **Zip:** 70118  
**Bounding Streets:** Calhoun St., Pitt St., Exposition Blvd., Garfield St.  
**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District  
**Historic District:** Uptown **Planning District:** 3  
**Existing Use:** Single-Family Residence **Square Number:** 53  
**Proposed Use:** Single-Family Residence **Lot Number:** 3  
**Project Planner:** Nicholas Kindel (njkindel@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit an addition onto a single-family residence resulting in insufficient rear yard setback.

**Requested Waiver:**

**Article 11, Section 11.3.A.1 (Table 11-2A) – Rear Yard Setback**

Required: 15'                      Provided: 1'-1"                      Waiver: 13'-11"



**ITEM 2 – Docket Number: 057-17**

**Applicant or Agent:** 1331 First LLC, John Williams  
**Property Location:** 2358 Coliseum Street, 1331 First Street, **Zip:** 70130  
1333 First Street  
**Bounding Streets:** First St., Coliseum St., Philip St., Chestnut St.  
**Zoning District:** HU-RD1 Historic Urban Two-Family Residential District  
**Historic District:** Garden District **Planning District:** 2  
**Existing Use:** Single-Family Residence **Square Number:** 180  
**Proposed Use:** Single-Family Residence **Lot Number:** 1-9  
**Project Planner:** Nicolette P. Jones (nicolette.jones@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 21, Section 21.6.A.8 of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a carport with insufficient corner side yard setback.

**Requested Waiver:**

**Article 21, Section 21.6.H.4 – Accessory Structure Location behind Abutting Structure’s Front Building  
Ling**

Required: 14’                                  Provided: 2’-10.5”                                  Waiver: 11’-1.5”



**ITEM 3 – Docket Number: 062-17**

**Applicant or Agent:** Jarrod J. Broussard, Gregory J. Hackenberg  
**Property Location:** 4401 Loyola Ave, 2200 Napoleon Ave **Zip:** 70115  
**Bounding Streets:** Napoleon Ave., Loyola Ave., Jena St., S. Liberty St.  
**Zoning District:** HU-RD2 Two-Family Residential District  
**Historic District:** Uptown **Planning District:** 3  
**Existing Use:** Single-Family Residence **Square Number:** 544  
**Proposed Use:** Single-Family Residence **Lot Number:** 1, 2  
**Project Planner:** Nicolette P. Jones (nicolette.jones@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit an addition onto a Single-Family Residence, resulting in insufficient minimum rear yard depth.

**Requested Waiver:**

**Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Rear Yard Depth**

Required: 15’                                  Provided: 8’                                  Waiver: 7’



**C. Variances – New Business**

**ITEM 4– Docket Number: 063-17**

**Applicant or Agent:** J. Clifford Grout III, Helen and Ricardo Febry  
**Property Location:** 1704 Milan Street **Zip:** 70115  
**Bounding Streets:** Milan St., Carondelet St., Baronne St., General Pershing St.  
**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District  
**Historic District:** Uptown **Planning District:** 2  
**Existing Use:** Single-Family Residence **Square Number:** 435  
**Proposed Use:** Single-Family Residence **Lot Number:** X-1  
**Project Planner:** Travis Martin (trlmartin@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 11, Section 11.3.B.3.a, Article 21, Section 21.7 (Table 21-2), Article 22, Section 22.8.B.1, Article 22, Section 22.11.D.1, and Article 22, Section 22.11.D.2 of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a carport in the front yard.

**Requested Waivers:**

**Article 11, Section 11.3.B.3.a – Parking Restrictions**

Required: No front yard parking	Provided: 20%	Waiver: No front yard parking
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**Article 21, Section 21.7 (Table 21-2) – Permitted Encroachments into Required Yards**

Required: Not in front yard	Provided: In front yard	Waiver: Not in front yard
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**Article 22, Section 22.8.B.1 – Permitted Vehicle Parking Locations (Front Yard)**

Required: No front yard parking	Provided: 20%	Waiver: No front yard parking
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**Article 22, Section 22.11.D.1 – Parking Pad Design (Location)**

Required: No parking pad	Provided: 20%	Waiver: No parking pad
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**Article 22, Section 22.11.D.2 – Parking Pad Design (Location)**

Required: No parking pad	Provided: 20%	Waiver: No parking pad
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**ITEM 5 – Docket Number: 064-17**

**Applicant or Agent:** Vagno Santos  
**Property Location:** 2518 St. Ann Street **Zip:** 70119  
**Bounding Streets:** St. Ann St., Orleans Ave., N. Rocheblave St., N. Dorgenois St.  
**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District  
**Historic District:** Tremé **Planning District:** 4  
**Existing Use:** Single-Family Residence **Square Number:** 324  
**Proposed Use:** Single-Family Residence **Lot Number:** 144A  
**Project Planner:** Robin Jones (rcjones@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance.

**Request:** This request is in conjunction with Subdivision Docket 141/16 to permit the creation of a lot with insufficient minimum lot area, insufficient minimum lot depth, and insufficient rear yard setback.

**Requested Waivers:**

<b>Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Lot Area</b>		
Required: 2,250'	Provided: 2,237.5'	Waiver: 12.5'
<b>Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Lot Depth</b>		
Required: 90'	Provided: 60.5'	Waiver: 29.5'
<b>Article 11, Section 11.3.A.1 (Table 11-2A) – Rear Yard Setback</b>		
Required: 11'	Provided: 10'	Waiver: 1'



**ITEM 6 – Docket Number: 055-17**

**Applicant or Agent:** Royal Condominium Developments LLC, Wayne Troyer, FAIA  
**Property Location:** 211-219 Royal Street **Zip:** 70130  
**Bounding Streets:** Royal St., Iberville St., Bienville St., Bourbon St.  
**Zoning District:** VCC-2 Vieux Carré Commercial District  
**Historic District:** Vieux Carré **Planning District:** 1b  
**Existing Use:** Vacant Building **Square Number:** 65  
**Proposed Use:** Mixed-Use **Lot Number:** M; A  
**Project Planner:** Joseph Colón (jacolon@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 10, Section 10.3.A of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit an addition to an existing mixed-use (multi-family dwelling/commercial) building, resulting in excessive height.

**Requested Waiver:**

<b>Article 10, Section 10.3.A (Table 10-2) – Maximum Building Height</b>		
Required: 50'	Provided: 70'-10"	Waiver: 20'-10"



**D. Director of Safety and Permits Decision Appeals – Unfinished Business**

**ITEM 7 – Docket Number: 014-17**

**Applicant or Agent:** Justin Schmidt, Frank Peterson, Rose Peterson  
**Property Location:** 2257 Bayou Road **Zip:** 70119  
**Bounding Streets:** Bayou Rd., N. Rocheblave St., Columbus St., & N. Tonti St.  
**Zoning District:** HU-RD1 Historic Urban Two-Family Residential District  
**Historic District:** Esplanade Ridge **Planning District:** 4  
**Existing Use:** Bed and Breakfast - Principal **Square Number:** 1192  
**Proposed Use:** Bed and Breakfast - Principal **Lot Number:** G-6

**Request Citation:** This is an appeal of a decision of the Director of the Department of Safety and Permits as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance.

**Request:** This is an appeal of the decision of the Director of the Department of Safety and Permits regarding the interpretation of Article 21, Section 21.6.A.8 – Accessory Structures (Corner Yards).



**ITEM 8 – Docket Number: 052-17**

**Applicant or Agent:** Justin B. Schmidt  
**Property Location:** N/A **Zip:** N/A  
**Bounding Streets:** N/A  
**Zoning District:** N/A  
**Historic District:** N/A **Planning District:** N/A  
**Existing Use:** N/A **Square Number:** N/A  
**Proposed Use:** N/A **Lot Number:** N/A

**Request Citation:** This is an appeal of a decision of the Director of the Department of Safety and Permits as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance.

**Request:** This is an appeal of the decision of the Director of the Department of Safety and Permits regarding Zoning Memorandum Z-17-06.



**E. Consideration – Election of Officers Committee**

**F. Adjournment**